BOOK 4950 PAGE 540 , mail

J. K. Woodard, Attorney at Law
223 MADISON ST.
MADISON, TENNESSEE 37115

DEED BY SUBSTITUTE TRUSTEE UNDER FORECLOSURE

New Owners:	Send Tax Bills To:	Map-Parcel
Ethel Yunker 6056 Clarksville Highway Joelton, Tennessee	Same	81-12 1

This deed, made and entered into this 9th day of July, 1975, by and between Charles P. Cron, acting as Substitute Trustee as hereinafter stated, party of the first part, and Ethel Yunker of Davidson County, Tennessee, party of the second part;

WITNESSETH:

WHEREAS, on the 29th day of July, 1974, Ralph Gardner and Doris J. Steele Gardner, executed a Installment Deed of record in Book 4896, page 253, Register's Office for Davidson County conveying property to J. M. Hewitt, Trustee, to secure a note in the amount of $11,700.00 payable to Ethel Yunker and husband, William M. Yunker, in monthly installments of $100.00 with interest at 8% per annum.

WHEREAS, the said J. M. Hewitt, Trustee, resigned as Trustee on May 14, 1975; and

WHEREAS, the said Ethel Yunker and husband, William M. Yunker, appointed the undersigned as Substitute Trustee on May 14, 1975, under said Installment Deed pursuant to and under the authority contained therein, by instrument of record dated May 14, 1975, of record in the Office of the Register of Davidson County, Tennessee, in Book 4915, page 438, to which reference is hereby made; and

WHEREAS, the indebtedness thereby secured being

overdue and unpaid, and the holder of the said indebtedness having requested the undersigned to foreclose the said Installment Deed, the undersigned after due advertisement as required by law and the terms of the Installment Deed offered said land for sale at the south door of the Court House on the 2nd day of July, 1975, when and where Ethel Yunker became the last and highest bidder at the price of Six Thousand & no/100 ($6,000.00) Dollars.

Now, therefore, the said Charles P. Cron, acting as Substitute Trustee as aforesaid, in consideration of the premises and of the said sum of Six Thousand & no/100 ($6,000.00) Dollars to him in hand paid, has bargained and sold and by these presents does bargain, sell and convey unto the said Ethel Yunker the land as aforesaid, the same lying and being in the County of Davidson, and State of Tennessee, and more particularly described and bounded as follows:

Land in Davidson County, Tennessee, being Lot 310 on the Plan of McGavock and Ohers First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 310 fronts fifty (50) feet on the easterly side of Arthur Avenue (formerly Wetmore Ave.) and runs back easterly and with the northerly margin of Jane Street and between parallel lines 150 feet to an alley.

Being the same property conveyed to Ralph Gardner and wife, Doris J. Steele Gardner, by deed from Ethel Yunker and husband, William M. Yunker, of record in Book 4896, page 253, Register's Office for Davidson County, Tennessee.

To have and to hold, said lands and premises, together with all privileges and appurtenances thereunto belonging, to her the said party of the second part and her heirs and assigns in as full and ample a manner as the said Substitute Trustee has power to convey the same.

In testimony whereof, said Charles P. Cron, acting as Substitute Trustee as hereinabove stated, has hereunto set his signature the day and year first above written.

Charles P. Cron

CHARLES P. CRON
Substitute Trustee

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $6000.00.

Charles P. Cron
Affiant

Subscribed and sworn to before me, this the 9th day of July, 1975.

Notary Public

My Commission Expires: Nov 12, 1975

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES P. CRON the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 9th day of July, 1975.

Notary Public

My Commission Expires: Nov 12, 1975

D 15373

IDENTIFICATION REFERENCE
SEP 12 11 59 AM '75
REGISTER DAVIDSON COUNTY, TENN.

COPIED